

(II) FOR THE PURPOSE OF INCREASING LOT COVERAGE ON A LOT OR PARCEL UNDER SUBPARAGRAPH (I) OF THIS PARAGRAPH, THE LOT COVERAGE LIMITATIONS UNDER THIS SECTION MAY NOT BE CONSTRUED TO APPLY TO A DEVELOPMENT ACTIVITY FOR WHICH:

1. ~~PROJECT APPROVAL OR A~~ A BUILDING PERMIT WAS ISSUED BEFORE ~~JUNE 30~~ JULY 1, 2008; AND

2. CONSTRUCTION WAS INITIATED AND AN INSPECTION WAS PERFORMED ~~BY JUNE 30~~ BEFORE JULY 1, 2009.

(I) A local jurisdiction may grant a variance from the provisions of this section in accordance with THE PROVISIONS OF THIS SUBTITLE, regulations adopted by the Commission concerning variances as part of local program development set forth in [COMAR 27.01.11] COMAR 27.01.11, and notification of project applications set forth in COMAR 27.03.01.

8-1808.10.

~~(A) EXCEPT AS PROVIDED UNDER SUBSECTION (C) OF THIS SECTION, THE PROVISIONS OF THIS SECTION APPLY TO:~~

~~(1) AN APPLICATION FOR SUBDIVISION WITHIN THE RESOURCE CONSERVATION AREA THAT RECEIVES FINAL LOCAL APPROVAL AFTER JUNE 30, 2008; AND~~

~~(2) DEVELOPMENT WITHIN A NEWLY DESIGNATED INTENSELY DEVELOPED AREA OR LIMITED DEVELOPMENT AREA THAT IS AWARDED GROWTH ALLOCATION BY A LOCAL GOVERNMENT AFTER JUNE 30, 2008.~~

~~(B) (1) THE MINIMUM BUFFER AS DEFINED AND ESTABLISHED UNDER COMAR 27.01.09.01 SHALL BE 300 FEET IN A RESOURCE CONSERVATION AREA.~~

~~(2) ALL PROVISIONS APPLICABLE TO DEVELOPMENT ACTIVITIES WITHIN THE 100 FOOT BUFFER, INCLUDING THE ESTABLISHMENT OF VEGETATION AND EXPANSION REQUIREMENTS, SHALL APPLY TO THE 300 FOOT BUFFER.~~

~~(C) (1) THE 300 FOOT BUFFER MAY BE REDUCED IF:~~